STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $393,500.00

Affiant

Subscribed and sworn to before me, this the 7th day of April, 2020.

Notary Public

My commission expires: _____

J ANDERSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 6, 2022

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

Karen Johnson Davidson County
Batch# 384831 DEEDWARR
04/13/2020 02:00:27 PM 2 pgs
Fees: $13.00 Taxes: $1,455.95
20200413-0038388

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Robert Brendan McCray and Jacquelyn K. McCray** | New Owner | **181-10-0A-276.00-CO** |
| **7843 Oakfield Grove** | | |
| **Brentwood, TN 37027** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Trevor Purifoy and Kimberly Cotter, husband and wife**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Robert Brendan McCray and Jacquelyn Kelly McCray, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1003 on the Plan of Final Plat of Autumn Oaks Subdivision, Phase 10A, A Cluster Lot Subdivision of record in Instrument No. 20130812-0084048, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trevor Purifoy, single man by Warranty deed from Chase M. Harper and Michelle Coleman Harper, husband and wife of record in Instrument No. 20170710-0068892 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 10, 2017.

Being the same property conveyed to Trevor Purifoy and Kimberly Cotter, husband and wife by Quitclaim deed from Trevor Purifoy of record in Instrument No. 20190306-0020393 Register's Office for Davidson County, Tennessee, dated March 04, 2019 and recorded on March 06, 2019.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 7843 Oakfield Grove, Brentwood, TN 37027.

See Powers of Attorney or record at Instr. No. 20200402-0035494 and 20200402-0035495, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 7th day of April, 2020:

Trevor Purifoy by Ryan Pafford ATTORNEY-IN-FACT
Trevor Purifoy

Kimberly Cotter by Ryan Pafford ATTORNEY-IN-FACT
Kimberly Cotter

**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

**INDIVIDUAL ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Trevor Purifoy and Kimberly Cotter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 7th day of April, 2020.

My Commission Expires: 6-19-22

Robin Bicket White
Notary Public

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20201184R

ROBIN BICKET WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY